



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-68-15

Property Address: 919 Brookside Drive

Property Owner: Donald Corey and Vanese Clough

Project Contact: Donald Corey

Nature of Case: A request for 6' rear yard setback variance from the regulations set forth in Section 2.2.1 of the Part 10A Unified Development Ordinance to legalize an existing detached house in order to allow a street-facing addition to be constructed on a .24 acre property zoned Residential-10 and Neighborhood Conservation Overlay District located at 919 Brookside Drive.

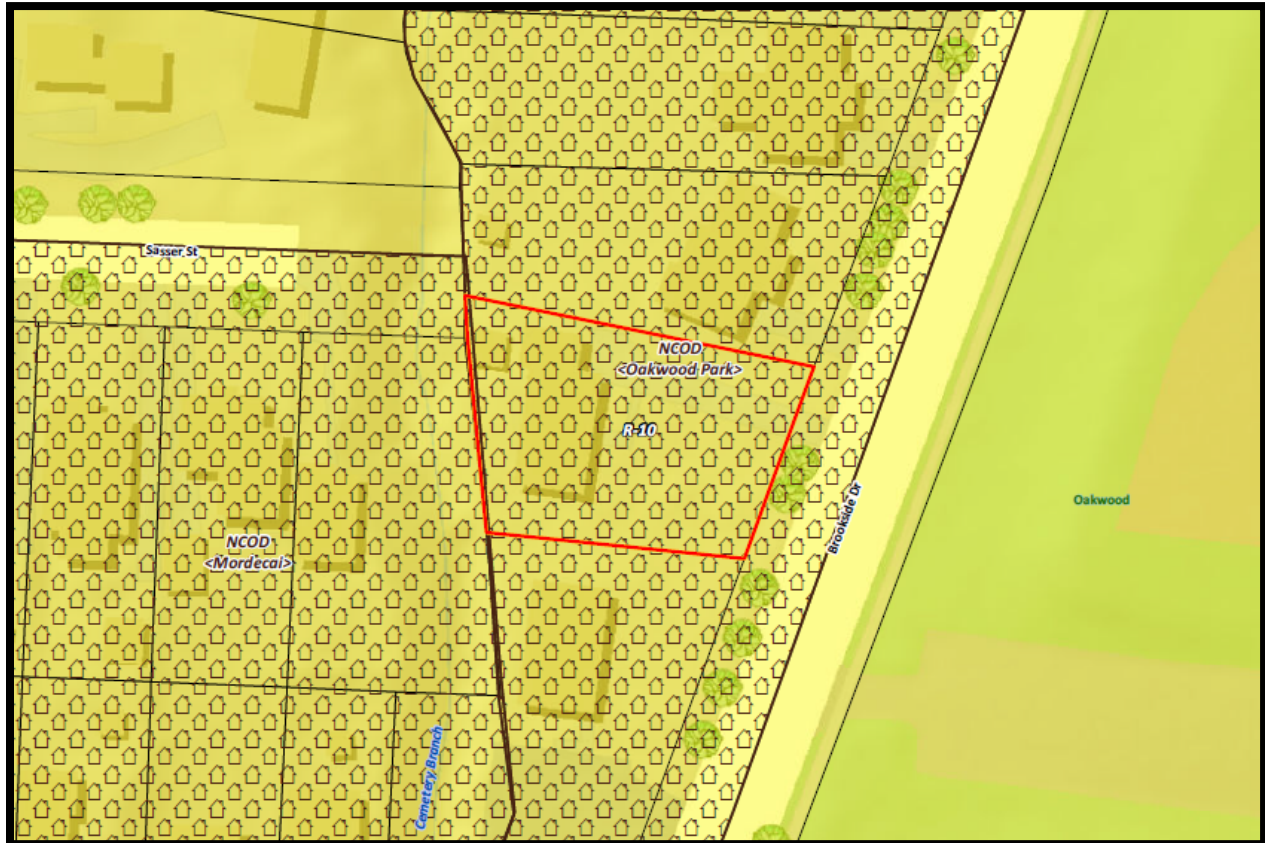


919 Brookside Drive – Location Map

To BOA: 9-11-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-10



919 Brookside Drive – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-10

Yard Type	Minimum Setback
Front Yard	10'
Side Street	10'
Side	5'
Sum of Side Setbacks	10'
Rear	20'
Accessory Structure: Side	5'
Accessory Structure: Rear	5'
Accessory Structure: Primary Street:	50'
Accessory Structure: Side Street:	20'
Accessory Structure Setback from all other structures on the lot:	10'

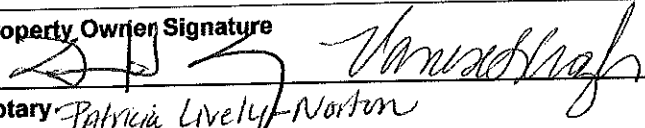
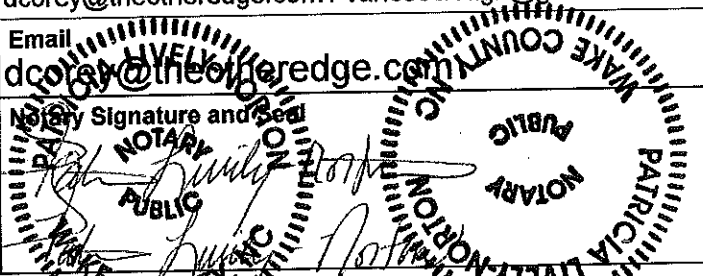


Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Requesting a variance in respect to set back of pre-existing house structure with respect to back set-back and southwest corner of house		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 919 Brookside Drive, Raleigh, NC 27604		Date 6/8/2015
Property PIN 1714039184	Current Zoning R-10	
Nearest Intersection Brookside Drive and Holden Street		Property size (In acres) .24
Property Owner Donald Corey and Vanese Clough		Phone 919-834-9531
		Fax
		Email vaneseclough@gmail.com
Project Contact Person Donald Corey		Phone 919-649-1249
		Fax
		Email dcorey@theotheredge.com / vaneseclough@gmail.com
Property Owner Signature 		Email dcorey@theotheredge.com
Notary Patricia Lively-Norton Sworn and subscribed before me this <u>8th</u> day of <u>June</u> , 20 <u>15</u> Commission Expiration: <u>November 06, 2016</u>		Notary Signature and Seal 

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.

Donald Corey

Vanese Clough


[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0081867** PIN # **1714039184**
[Account Search](#)
**WAKE
COUNTY**

Location Address

919 BROOKSIDE DR

Property Description

PT LT 1 MOORE-WRIGHT CONST CO PROP
[Pin/Parcel History](#) [Search Results](#) [New Search](#)

NORTH CAROLINA

[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

Property Owner COREY, DONALD C & VANESE L CLOUGH Use the Deeds tab above to view any additional owners		Owner's Mailing Address 919 BROOKSIDE DR RALEIGH NC 27604-1903	Property Location Address 919 BROOKSIDE DR RALEIGH NC 27604-1903
Administrative Data Old Map # G034-G0168-0027 Map/Scale 1714 13 VCS 01RA563 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .24 Permit Date 9/21/2011 Permit # 0000095199		Transfer Information Deed Date 4/17/2003 Book & Page 10056 0655 Revenue Stamps 260.00 Pkg Sale Date 4/17/2003 Pkg Sale Price \$130,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,125	Assessed Value Land Value \$75,600 Assessed Bldg. Value \$94,342 Assessed Tax Relief Land Use Value Use Value Deferral Historic Deferral Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$169,942 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

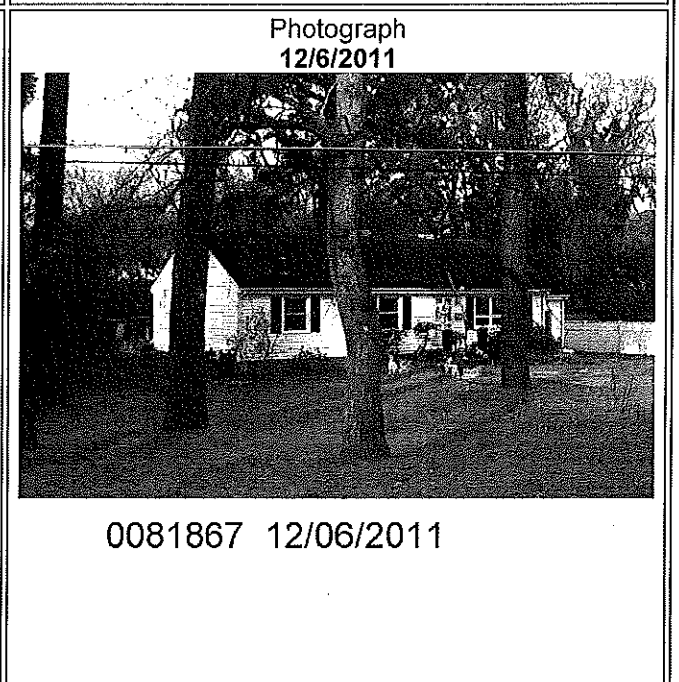
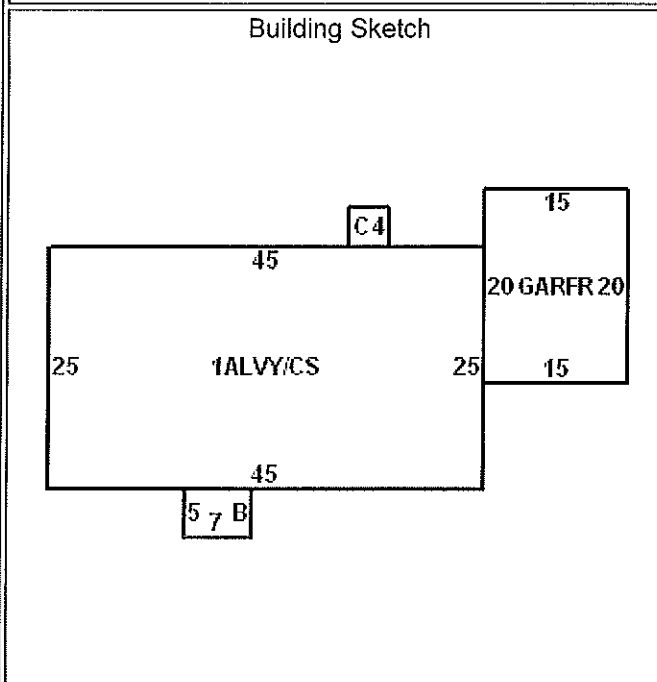
Real Estate ID 0081867

PIN # 1714039184

Location Address
919 BROOKSIDE DRProperty Description
PT LT 1 MOORE-WRIGHT CONST CO PROPAccount
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 919 BROOKSIDE DR		Building Description 01RA563	Card 01 Of 01
Bldg Type	01 Single Family	Year Blt 1956 Eff Year 1960	Base Bldg Value \$106,845
Units	1	Addns Remod	Grade B 00
Heated Area	1,125	Int. Adjust.	Cond % C 61%
Story Height	1 Story		Market Adj. F 120%
Style	Conventional	Other Features One Fireplace	Market Adj.
Basement	Crawl Space		Accrued % 73%
Exterior	Aluminum Vinyl		Incomplete Code
Const Type			Card 01 Value \$94,342
Heating	Central		All Other Cards
Air Cond	Central		Land Value Assessed \$75,600
Plumbing	1 BATH		Total Value Assessed \$169,942

Main and Addition Summary					Other Improvements					
Story	Type	Code	Area	Inc	Units	DesItem	Code Year	% ADJ	Inc	Value
M	1	ALVY/CS	1125		17X12	SF SHED	0060 1985	40		490
A		GARFR	300							
B		STP	35							
C		STP	16							
D										
E										
F										
G										
H										



LEGEND

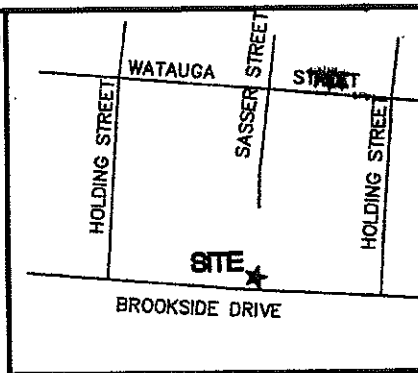
TRANS. TRANSFORMER
EIP EXISTING IRON PIPE
IPS IRON PIPE SET
EX. EXISTING
R/W RIGHT-OF-WAY
PED. PEDESTAL
TEL. TELEPHONE
FFE FINISHED FLOOR ELEVATION
AREA COMPUTED BY COORDINATE METHOD
ELEVATIONS BY GPS USING NGVD 88 DATUM

REF: BEING A SURVEY OF ALL THE PROPERTY SHOWN ON D.B. 10056, PG. 655 OF THE WAKE COUNTY REGISTER OF DEEDS OFFICE.

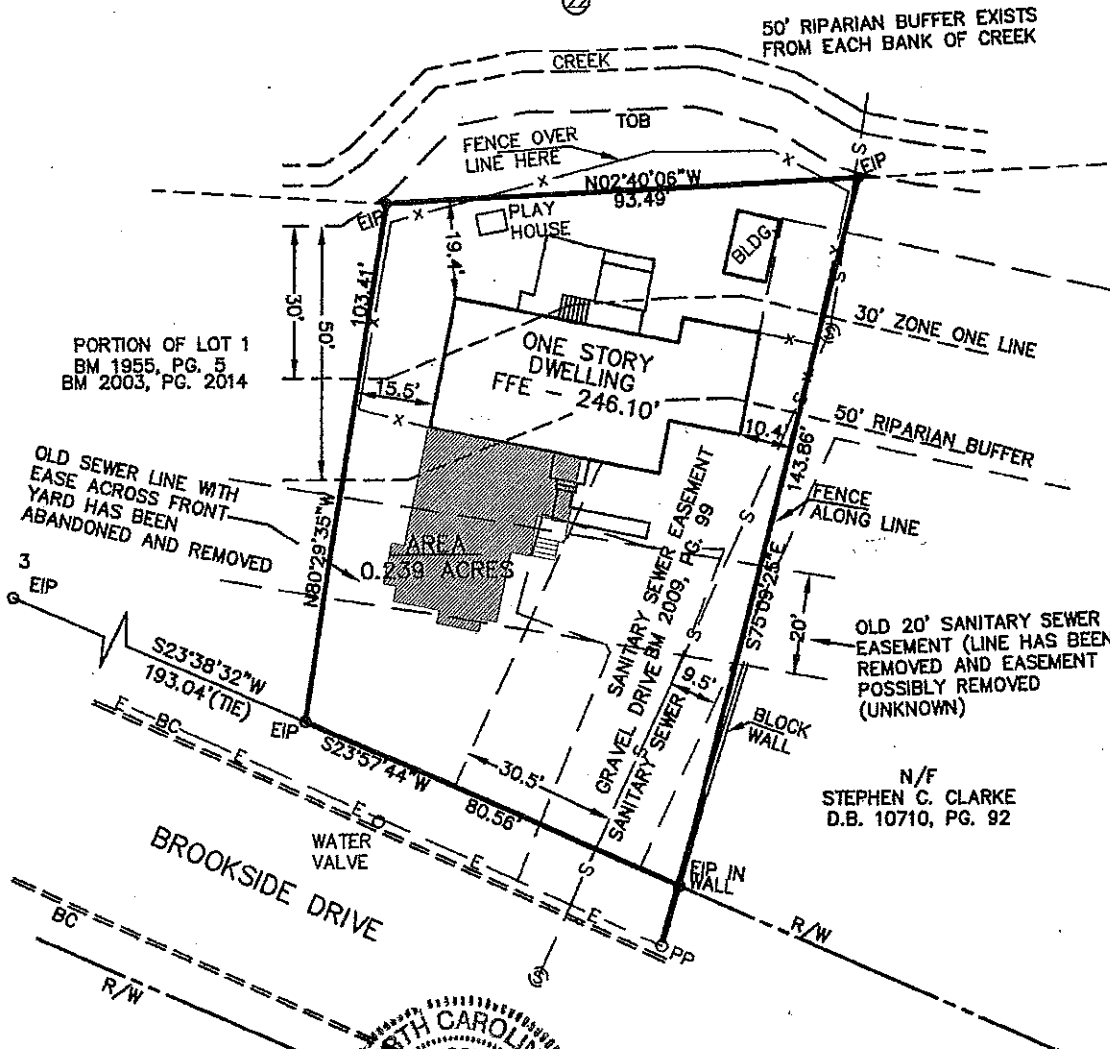
THIS PLAT DOES NOT CONFORM TO NCGS 47-30 AND IS NOT INTENDED FOR RECORDATION.

NOTE: 50' RIPARIAN BUFFER LINE STAKED WITH WOODEN STAKES ON JUNE 14, 2015

PLAT NORTH (BM 2003, PG. 2014)

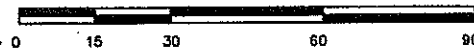


VICINITY MAP
(NO SCALE)



REVISED 06-16-15 TO CHANGE TITLE BLOCK AND ADD FINISHED FLOOR ELEVATION

SCALE IN FEET



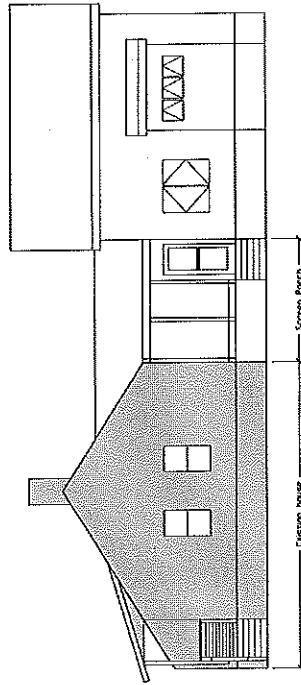
I, ADRIAN J. BALL III, CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF OCTOBER, A. D., 2009.

Adrian J. Ball III
ADRIAN J. BALL III, PROFESSIONAL LAND SURVEYOR No. L-3687

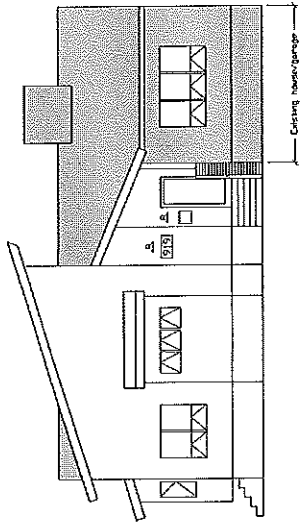
JERRY BALL LAND SURVEYING, P.C.
205 S. POLLOCK ST.
SMITHFIELD, N. C. 27578
(919) 989-0077

SURVEY FOR
DONALD C. COREY
AND
VANESE L. CLOUGH

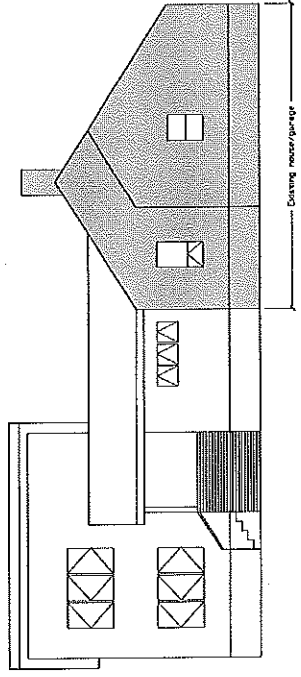
CITY OF RALEIGH WAKE COUNTY
NORTH CAROLINA
SCALE: 1" = 30' DATE: 10-28-14



SOUTH ELEVATION

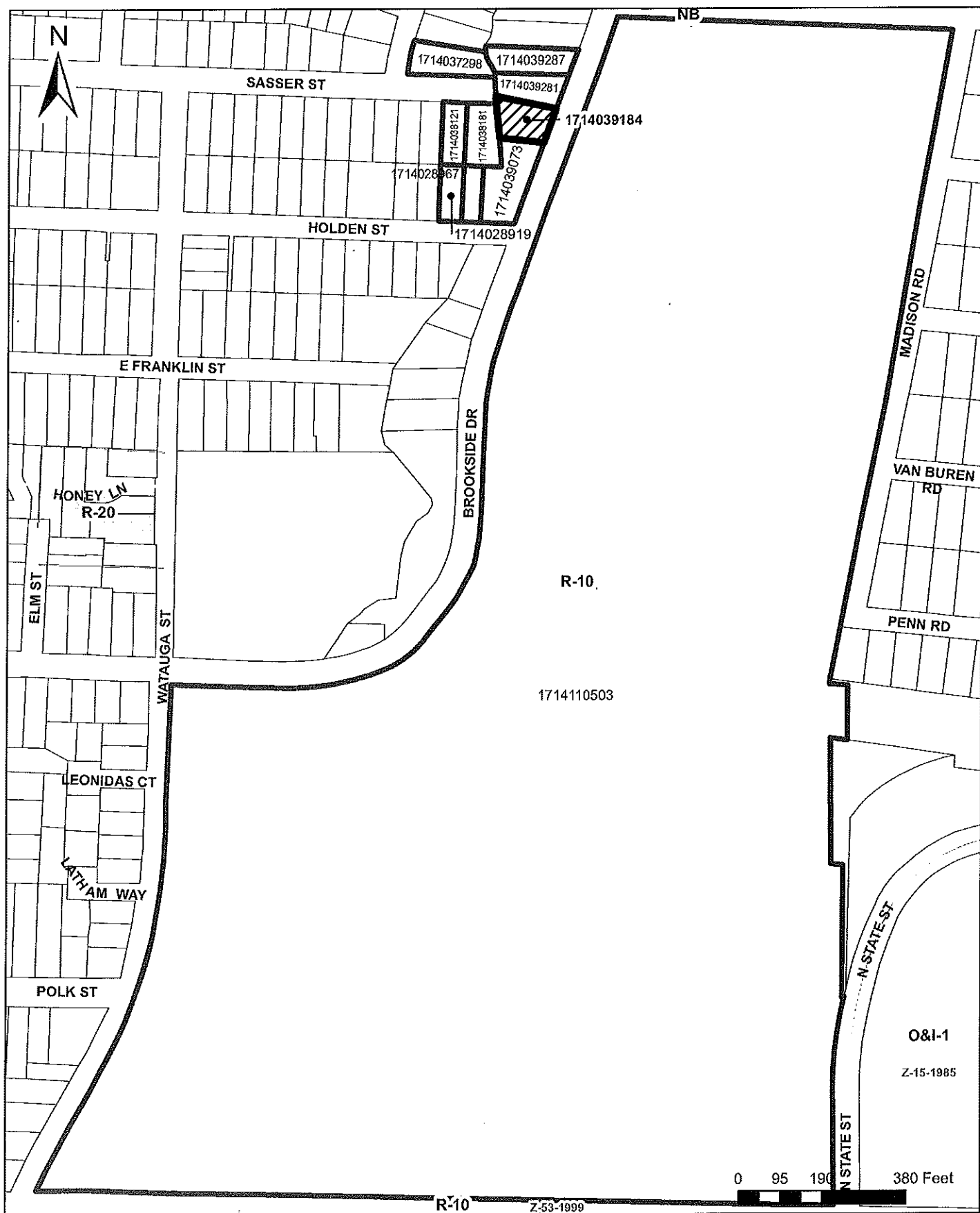


EAST ELEVATION (STREET FACING)



NORTH ELEVATION

919 brookside dr. raleigh, nc 27604
proposed elevations



919 Brookside Drive



1714039184
COREY, DONALD C CLOUGH, VANESE L
919 BROOKSIDE DR
RALEIGH NC 27604-1903

1714028919
CHARPING, WILLIAM D
521 BROOKWOOD DR
DURHAM NC 27707-3916

1714028967
VALLANT, KERRY SUSAN
2813 SKYBROOK LN
DURHAM NC 27703-5976

1714037298
ROBUCK PARTNERS LLC
1000 SAINT ALBANS DR STE 400
RALEIGH NC 27609-7348

1714038121
CHAPMAN, DIANE D MISENHEIMER,
HADLEY G
1509 HANOVER ST
RALEIGH NC 27608-2535

1714038181
VILAS, MARK WESLEY VILAS, KATHERINE
CARPENTER
808 SASSER ST
RALEIGH NC 27604-1924

1714039073
SCHRADER FAMILY LP
5862 FARINGDON PL STE 1
RALEIGH NC 27609-4582

1714039281
CLARKE, STEPHEN C CLARKE, KATHRYN T
925 BROOKSIDE DR
RALEIGH NC 27604-1903

1714039287
MOORE, JOHN THOMAS
929 BROOKSIDE DR
RALEIGH NC 27604-1903

1714110503
RALEIGH CEMETERY ASSOCIATION
701 OAKWOOD AVE
RALEIGH NC 27601-1161

1714110503
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590